CITY REAL ESTATE FOR SALE. From Battery to 14th St., Inclusive. A PARCEL CENTRE GROCERY DISTRICT, OVER four lots; near Hudson and Franklin. H. W. SHIPMAN, 157 Broadway. BUILDERS.—SOME VERY GOOD LUTS FOR BUILDing ionoments and data south of 18th st. also for business property. C. E. HARRELL, 713 Broadway.

MARGAIN IN A PINE BUSINESS PROPERTY;
repisd to one tenant; long lease.
C. E. HARRELL, 713 Broadway.

CORNER HORATIO AND GREENWICH STS.—18X50,
four atory Store and Dwelling, 315,000; pursession; rent
\$1,200. Several other barguins.
WILLIAM J. ROOME, 410 6th av. FOR SALE-FOUR STORY FRAME, FOUR STORY brick rear, 176 Stanton st.; full Lot.

H. RAMME, 333 East 88th 9t,

RENTED PROPERTY ON NASSAU, WILLIAM, John, Liberty, Maideu lane, 220,000 and upward.

HENRY R. KING, 60 Cedar. TEN PER ORNT INVESTMENTS IN DOWN TOWN Property; terms to suit purchasers.

C. E. HARRELL, 713 Broadway.

9TH WARD, PERRY ST., NEAR GREENWICH AV.—
Five story Single Fig. 380,500.

SMITH & ALLEN, 675 Broadway. SMITH & ALLEN, WIG BROMWAY.

20 JANE ST.—FIVE STORY DOUBLE TENEMENT.

\$22,000; bargain; rents \$2,400. BAHAN, 261 West 14th.

\$33,000.—GOOD CORNER FOR LIQUORS, 10TH ST.,
near-sith av. Owner, 73 Cedar st.

\$50,000.—283, 265 MONROE ST., TWO FIVE STORY
front andd two five story rear tenement Houses; only

\$7,500 cash required. Owner, 2,036 Madison av.

Above 14th St., 5th Av. to East River.

Above 14th St. 5th Av. to East River.

A-ATTENTION OF HOUSE RUYERS CALLED TO
those elegant four story and extension Dwellings on 92d
st., between 5th and Madison avs. 10 to 21 foot fronts;
lies three story Dwellings on southeast cerner 93d st.
and Madison av., 20 foot fronts; prices very modorate.
WALTER REID,
Comer and Builder, office 11 East 22d st.

A LENOX HILL CORNER RESIDENCE, SUNNY
and modern, containing 20 rooms; cabined trim, descrated; Turkish bath and plungs; built for owner and
offorder casonably and on easy terms because of his leaving the city. Apply to BELLANY & WINANS, 650 5th
av., or to W. F. SEYMOUR, 171 Bymedway.

A CHANCE TO BUY A FIVE STORY HOUSE.—
Bures and appurmous; perfect order; near elevated
railread station on 3d av., a good invastment; a cable
read is sure to increase the vaine of property; price
E37,000.

J. EDGAR LEAVCRAFT, 1544 Broadway. J. EDGAR LEAYCRAFT, 1,544 Broadway.

A.—THE CHEAPEST ELEGANT HOUSE ON MADI-son av., Lenex Hill, 22 feet wide, 870,000; slee fine corner Hense, Madison av., 28 feet wide, 880,000; bargains, WM. P. SEVNOUR, 171 Broadway. A .- STH AV. FRONTING GENTRAL PARK. - EXTRA wide elegant corner flours for sale; exceedingly cheap. Apply to WM. P. SEYMOUR, 171 Hondway. A \$42,000-18 EAST COTH ST. BETWEEN 5TH AND Madison ava.; modern butler's extension, swall back; ppen daily 10 to 12. C. C. HODGMAN, 18 East 65th. A HOUSE ON 23D ST. NEAR 3D AV., WILL BE HEBBERD & BON, 54 East 23d at. HARGAIN - \$15,000; LEXINGTON AV., YORK wille; four story brown stone 20-feet single Flat. CODY, 1,438 3d av. YORK

BARGAIN-LITTLE CASH REQUIRED: BLEGANT new five story Flats, rented. 447 and 449 East 118th st.
FOR SALE-168 SAST 102D ST. FOUR STORY brown stone Tenement, 20 by about 60 by 100; \$11,000.
COUDERT BROTHERS, 70 William st. COUDERT BROTHERS, 70 William 81.

FOR SALE—A PRIVATE HOUSE ON EAST 19TH st., \$15,000; also, one on East 18th 81, \$19,000.

FOR SALE—BD AV. NEAR 79TH ST. FIVE STORY brick Store and single Flats, or exchange for private house. Owner, 67 West 45th at.

GREAT BARGAIN.—HANDSOME NEW HOUSE, medern style; best part of Farlem, near Madison av.; price \$12,800; only \$1.500 cash required.

EIRE B:OTHERS, 183 Broadway.

NO. 1.847 MADISON AV., OPPOSITE MOUNT MORris Park.—Finest located and cheapest modern size
liquas in the city: epon from 5 to 12.

OWNER DESIRES TO UNLOAD.—A DESTRABLE
gd ar, corner, near 10th at., 50x75; mortgage four per
cent; price only \$80,000.

H. SCHMIDT, 1,138 3d av.

"SINGLE PLAYS. FOUR STORIES, 20X100 FEET;
fine neighborhood; best families; all improvements.
D. B. GOGES, owner, 355 East 119th st. TWO DECORATED PRIVATE DWELLINGS FOR wale, 1,252 and 1,254 Medicon av., between 88th and 89th and 89th and 81th attack, watchman on the premises. KILPATRICK, Builder.

25 EAST 74TH ST.-25X80X102: IF 801.0 IMMEdiately \$40,000: worth \$50,000: easy terms: open daily.

32D ST., NEAR 4TH AV.-BEST PAYING TENEments in the city, 78x85x100; five stories and basemonts; rent \$11,700.

18. ORBITOL. 1,189 3d av.

78TH ST. NEAR 2D AV.-ELEGANT NEW TENEments. 25x80x100; five stories; builder in need of money; terms casy.

18. SCHMIDT, 1,189 3d av.

\$15,000.-BARGAINII-FOUR STORY DOUBLE TENement, fully ronted; 74th, near 3d av. CODY, 1,438 3d av.

Above 14th St., 5th Av. to North River.

SEVEN SOLD ALREADY, and instantly occupied by purchasers. We offer the few TWIN BLOCKS OF BROWN STONE

WEST 85719 ST. (ASPHALT PAVEMENT), butween the Boulevard and West End St., from Nos. 254 to 295. These houses are in DELIGHTFUL VARIETY OF MODERN ARCHITECTURE.

Three story high stone (seme box stoops), butler's pantry extension, solid brown stone fronts, levelled glass doors and windows, hardwood fluish, three examinating decrated, some foyer and other saloon pariors. We will sell

sell REFORE THE GREAT ADVANCE in real state WHICH MUST SHORTLY TAKE PLACE in the LIMITED AND RESTRICTED DISTRICT at from \$22,000 to \$25,000.

Usher on premiser, which are constantly open to inspection. J. EDGAR LEAYCRAFT, 1.544 Broadway.

A.—THE ATTENTION OF THOSE WHO WISH TO PURCHASE A FIRST CLASS

PRIVATE RESIDENCE

18 CALLED TO

NOS. 135 AND 137 WEST 71ST ST,

(THE ONLY ONES LEFT IN THE ROW),
BETWEEN COLUMBUS AND AMSTERDAM AVS. These kouses are finished in the same elegant manner which characterizes all our work, and the trim is hard wood throughout. They can be seen any day, Sunday's included; watchman on premises. For particulars apply to or address.

TERENCE FARLEY'S SONS,

1.172 COLUMBUS AV., CORNER 72D ST.

A.— WEST SOTH ST.—HANDSOMEST, FULL SIZE extension House, in decidedly the finest wide street on the west side.

Attention House; he has been built, been planned and best ment that this is the best built, been planned and best located large dwelling in the market, surrounded by yeary safeguard as to restrictions, and will be sold REGHT DOWN to meet the market.

V. K. STEVENSON & CO., 100 Broadway.

A-72D ST. THE FIFTH AVENUE OF THE WEST side.

The finest 25 foot palatial Residence; supporter in every part; extra built; price reasonable; sure to increase in value; location the best; inspection invited; open daily.

F. CHAWFORD, Builder, 114 West 72d,

A.-WEST 78TH St., NOS 153-167, between Columbus (9th) and Amsterdam (10th) avs.

For sale, above eight elegant four story high stop modern levellings, 18 to 20 feat wide, 55 deep, with three story extension; select, solidir built street; construction highest class; pires \$30,000 to \$84,000; liberal terms. Owner, WM, HALL, on premises.

A QUICK PURCHASER CAN FIND A BARGAIN IN No. 458 West 58th st., a three story and basement brown stone Dwelling, 1638 front; must be solid in order to close an estate. Apply to ROBERT R, PERKINS, 96 Broadway.

A FINE INVESTMENT PROPERTY FOR SALE, porthwest corner 9th av. and 75th st. 25x100; all ranted; price reasonable. Apply to U. W. LUYSTER, Owner, 1/172 wh av., cerner 72d st.

ADMIRABLE CORNER, 100 VEET, WASHINGTON av., with good House; great faire; \$7,500.

BURNETT & CO., Tromont. ATTENTION: FOR A NEW AND HANDSOME FIRST class four story brown stone House at a bargain price ook at 58 West 82d at; house open.

ABSOLUTE BARGAIN.—IMPROVED RIGHTH AVE any Store Property, near 142d st. Owner, 63 Nassau at., room 313. reem 318.

A. -57TH ST., BRTWEEN STH AND CTH AVS. -DE-irable full size and extension House, \$75,000, to close estate. Apply to WM. F. SEYMOUE, 171 Broadway.

AT SACRIFICE—440 WEST STH, 147 WEST SIST Ind S3 East 113th. SPENCER DOTY, 99 Nassan.

BUILDERS TO CLOSE AN ESTATE, SIX LOTS, orth side of 68th st., between the Boulevard and 10th J. EDGAR LEAYCRAFT, 1,544 Broadway. BUYERS WILL PIND IT TO THEIR ADVANTAGE to buy through me; private Dwellings on the west side and various investments from \$15,000 upward. J. EDGAR LEAVERAFT, 1,544 Broadway. HARGAIN.-HANDSOME THREE STORY HIGH stoop brown stone Dwelling, West 115th st., 20x50x 160.11; possession May 1. HARGAIN.—HANDSOME THREE STORY HIGH steep provided by the story brown stone Divorent stone Divorent stone Divoring the story brown stone Divorling. West 155th st., 25250x 1600.11; possession May I.

H. J. CARR, 1,548 9th av., near 91st st., 24 PER ACRE—100 TO 10,093 ACRE TRACTS, lince, head Monum Morris av. I ceasily unexceptionable stores, the entitle story are the story dear the story described in every report, house 25x83; four stories, 20 voorns. Call upon or pretty house 25x83; four stories, 20 voorns. Call upon or pretty house 25x83; down as d. Dickinson, 41 West 124th st.

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to North River.

Above 14th St., 5th Av. to North River.

CABLE ROAD.—A PLOT OF LOTS, CORNER, 100X
100, on the line of the cable road, 10th av., owar 145th
st.; \$25,000; investment.
ELEGANT MANSION, BELIOW 23D, FEW FRET
west of 5th av.; rents \$5,600; at a sacrines: 25x70x100,
AMES & CO., 100 West 34th et.

FOR SALE.

LOTS, EEADY FOR IMPROVEMENT,
on west side, from 72d to 215th st.
LESTINASSE & CO., 181 Broadway.

FOR SALE—15 WEST 1207H ST. A STRIOTLY
first class private Dwelling; decorated throughout; open
for inspection.

FOR SALE OR LEASE FOR TERM OF YEARS—40
feet front, 6th av., cast side, near 30th st., New York.
Owner, 459 Hanced st., Broadlyo.

FULL CABINET FINISH 20 FOOT FOUR STORY,
near Park; \$26,000; bargain.
STEVENS, 9th av., corner 95d.

FLATS NEAR 104TH STREET STATION; ALL
rented; \$2,001 yearly; price \$25,000 inquire BLINN,
1,510 Columbus av.

ONLY ONE LEFT.—84 WEST SETH ST.—FOUR STORY
20 foot extra fine Residence; improving neighborhood.
F. CRAWFOED, Builder, 114 West 72d st.

ONLY ONE REMAINING UNSOLD OF THOSE
seven handsome five story Double Flats, No. 177 West
102d st.

F. NICHOLAS AV., NEAR 145TH ST.—THREE LOTS,
25x180 each, for sale at a barwain. F. HACK, owner.

ST. NICHOLAS AV., NEAR 145TH ST.—THREE LOTS,
25x180 each, for sale at a bargain.

J. ROMAINE BROWN & CO., 59 West 334 st.

25x180 anch, for sair six bargain.

TEN NEW MODERN DWELLINGS, NOS, 26 AND 28 and 33 to 47 West 75th at., four story, cabinet finished throughout: dining room and buller's namery extension; restricted block: sizes 29, 21 and 22 (set from, near Soventy-second struct slowards station; will sell reasonable; open for inspection daily.

F. ZHTELL 1, 188 Columbus av., corner 72d st.

WEST 21ST ST. (FRONTING PARKL—A HAND-some modern Residence, great bargain, at 613, 200.

WEST END AV, 207, NEAR 74TH ST.—THREE story box stoop brick and brown stone on easy terms; open for inspection 11 to 1.

41ST ST., RETWEEN TTH AND STH AVS.—TWO Lots, 50x100; old Suiddings; price low; terms assy, GONON & MacDONALD, 38 West Size st. 40TH ST., 6TH AV. AND BROADWAY.—CHEAP PRI-wate Dwalling, three story, 20 feet; under lease; excel-lent investment.
J. EDGAR LEAVCRAFT, 1,544 Broadway. J. EDGAR LEAYCRAFT, 1,544 Broadway.

52D. NEAR BROADWAY.—THREE STORY BROWN stone, 20 feet wide, \$27,000; barrain; possession.

HYATT, 1,675 Broadway.

SbTH, NEAR BROADWAY.—FOUR STORY BROWN stone; hardwood trim; gas fixtares; \$24,000; possession.

HYATT, 1,675 Broadway.

S5TH ST.—FOUR STORY HIGH STOOP, 19X35X EXtonsion x100; decorated, between 8th and 9th ava.; mortgage \$21,000 at five per cent; will sell at a bargain to quick purchaser.

J. EDGAR LEAYCRAFT, 1,544 Broadway.

J. EDGAR LEAVERATE, 1,044 MORANGE, BOTH ST., 8TH TO OTH AY -FOUR STORY HIGH atoop brick Dwelling, 18,0800 kittle, elegantly decorated; elegantly furnished; carpeter gas fixtures; owner must sell, furnished or unfurnished. Apply to J. EDGAR LEAYCRAFT, 1,544 Broadway. 199 LENOX AV.-CORNER

is now for sale below cost; It is cabinet finished, new and strictly first class in every respect like the neigh-

> DAVID JARDINE W. W. JOHNSON, 11 Great Jones et., New York.

55 Broadway.

\$2.500 IN READY MONEY WILL SECURE POSSESsion of the beau iful decorated (colenial style) House
160 West 193 st; at \$2.000 less than November price;
station street; usher on premises.

\$8,000 WILL BUY FIVE STORY STONE AND BRICK
cold water Flat, 25,288,2100, 55d st., near 6th av.; rent
\$55,200; mortgage, \$21,000, five per cent; new.
H. W. SHIPMAN, 137 Broadway.

North Side (Above Harlem River).

ADJACENT AND ON 177TH \$7... 800 PEET FRONT, astonishingly cheap, \$5,750; Corners.

BURNETT & CO., Tremont,

FOR SALE—\$500 CASH, BALANCE IN MONTHLY or yearly payments; fine assertment of brick and frame flouses, all modern improvements, at the lowest cash prices from \$4,00 to \$7,800; thousands are paying rout, the amount of which would in a few years pay for one of these flue houses with lot; description sent by mail, or inquire on the place of JOHN W. DECKER, Owner and Builder, on itsist at, one block east of 3d av.; title guaranteed.

anteod.

FOR SALE-677 EAST 185TH ST., THREE STORY high stoop brick Dwelling, 25x100. Owner in house.

28D WARD.—FOR SALE, BUILDING FLOT ON ST., Ann's av., 570 feet; German place, 585 feet, and 150th ST., 275 feet, with valuable fresh water grant; immediate possession; terms reasonable. Apply to owner, OHARLES A, STADLER, 223 East 43d st. Miscelianeous.

A.-WILLIAM J. ROOME, 410 6TH AV.

Bargains in Dwellings.

12th st., near 6th av., 3 story high stoop.

23th st., between 6th and 9th avs., 4 story.

23,000
Lexington av., near 53d st., 3 story.

ASSORTMENT OF LARGE, SMALL AND MEDIUM sized Houses for sale and to let by V. K. STEVENSON & CO., 105 Broadway.

IN 100TH ST.-STRICTLY PRIVATE NEIGHBOR-heed, a three story brick, cabinet trim, 18x50x100; price \$13,500.

TWO LARGE FLATS, BELOW 20TH ST., WELL rented, would exchange part for City Property.

S. VAN WISKLE & CO., 20% East 42d st. BROOKLYN PROPERTY FOR SALE

A.—HOUSES FOR SALE—BROOKLYN UPTOWN hoadquarters for home seekers and investors. WILL-IAM P. RAE & OO., 394 Gates av., corner Nostrand av. FOR SALE-HOUSES ON M'DONOUGH ST., NEAR Lowis av., Brooklyn; four minutes from Fulton street "L;" three stories and basement. 47 feet deep; finished in mahogany; piatform starts: autique gae fixtures; open fireplaces; chamelled tiling; slate tubs; best sanitary piombing and warranted; all walls twelve inches to the roof, luquire on premises for JOHN F. RYAN, Builder, or 4 and 5 Court square, room 50.

FOR SALE-LOTS, 24TH, 25TH AND 25TH WARDS, close by clevated railroads; several bargains; Equities of some parcels will be exchanged for free and clear Improved; also full int of Lots for sale in all parts of the city. D. P. DARLING & CO., 30 Court st., Brooklya,

FOR SALE—A BARGAIN.—IWO THREE STORY rown stone, newly decorated, it room Houses, Apply wher, on pramises, 480 Hancock at., Brocklyn, \$2,350 FOR 58 FLUSHING AV., NEAR OXFORD ST.; louble three story frame House; will rent when related for \$700. CONDICT, 22 Court st., Brocklyn. Alled for Sam. CUNDICT, 22 Court st., Brooklyn.

\$11,000.—SEE THIS BEAUTIPUL, NEW THREE
tory 20 foot brown stone House, 405 Stuyvesant av.;
vyery improvement; pariors polished mehogany; basenent oak; hardwood mantels, plate glass mirrors
hroughout; elegant gas flatures; elect helphochood;
me block from Uties avenue elevated station; \$13,000,
legant corner House, Stuyvesant av., Chauncey st.

WESTCHESTER COUNTY PROPERTY
FOR SALE OR TO LET.

A BARGAIN, AT YONKERS.—A PLACE OF ABOUT
one acre; modern house, 12 rooms, and all conveniences
of a city house; good stable; a very devirable neighborhood; price \$20,000, and \$10,000 or more may remain on
mortgage at five pur cent. BELLOWS & WARREN,
Agents, 20 Getty square, Yonkers. ALL HUDSON RIVER AND WESTCHESTER COUNTY roperty specialty; sale and rent.
S. EMBERSON, 59 West 42d.

FOR SALE—IN SHRUB OAK, WESTCHESTER County, N. Y., 40 acres, with fine Buildings, suitable for country residence, botel or school; six miles east of Peckskill and seven miles from lake Mabupac. MOUNT VERNON, N. Y.—FOR SALE OR TO LET-Three new Dwallings, all modern improvements, lot 50x 100 feet; eight minuses walk to New Havon Relitrad sta-tion. Address P. D. Q., lock box 111, Mount Vernon.

WESTCHESTER COUNTY-LARGE AND SMALL Places for sale. FISH BROS., 16 East 23q st. Placestor sale.

YONKERS -FOR SALE OR TO LET -TWO HAND-same Quoen Anne Houses; all modern improvements; one block from Park Hill, station, on Northern road. Owner, 207 West End av.

PROPERTY OUT OF THE CITY FOR SALE OR TO RENT. AT PELHAM MANOR, NEW ROUHELLE, LARCH-MONT, MAMARONECK, RYE, PORT CHESTER, GREENWICH, STAMPORD and all along the SOUND, Maps, photographs and full particulars of property for sale or rent. or reut.

OHAS. FIELD GRIFFEN & CO.,
42D ST. (opposite Grand Central Depot), ROOM 6,

42D ST. (obposite Grand Central Depot), ROOM'S.
AT BOUND BROOK, N. J.—INVESTORS' SUBdivision Speculations, Farms, Factory Sites, Country
Homes. Particulars, E. VANNYCKEL.

ARVERNE BY SEA.—SELECT NEW HOUSES, FURnished and unfurnished; sell or rent; choice Lets offered;
build ready for summer. ALDEN, STERNS, 9 East 14th,
ATTENTION!—RENT FREE UNTIL MAY, HOUSE,
71 Breadway.

CONNET PROGRAMMER. CORNER PROPERTY-LIGENSED HOUSE, WITH urniture and Fixtures, on Great Egg Harber Bay, N. J. waer and photo at 303 18th st., South Breeklyn.

Owner and photo at 363 18th st., South Brooklyn.

FOR RENT—
Second and Third Floors of the Iron front building No. 508 Front square, Reading, Pat, rooms 24x70, with clera, 508 Front square, Reading, Pat, rooms 24x70, with clera, 100 for it desired; these rooms are very convealy located for a whole state action business; they have been used for a whole state action business; see they have been used for a whole state action business; see they have been used for a whole state action business; see they have been used for a whole state action business; see they have been used for a whole state action business; see they are they will be state action of the state of

TO CAPITALISTS AND RUILDERS.

TO CAPITALISTS AND RUILDERS.

aniable Business Property in the heart of the city of
Baltimore for sale.

The trustees of the Associate Reformed Church of Ralimors offer for sale the Site of their old church, frontag about 183 fact on Payarte at, between Charles and
therty sits, with a depth of about 10) foct to a 15 foot
lact; this property is in the centre of the wholessie and
stall section of fishtimore, surrounded by the promisent
ublic buildings and botels of the city; the winding of
rayette at, bow in progress, to which the city has apreprinted \$550,000, will make this property among the
rost vainable in Baltimore. Address WALLACK KING,
residont, Baltimore.

PROPERTY OUT OF THE CATY FOR SALE OR TO RENT.

\$2,500 WILL BUY 00 ACRE FARM LESS THAN 50 miles out; good land; supple buildings, nearly new; louss alone cost more money; half mile from station; easy terms, J., box 355 Herald.

\$0,000 WILL BUY 20 ACRE FARM; HALF CASH; number of Houses for sale and rant; \$61 Loa to sell for \$50 to \$100. D. F. CORNELL, Chirofo, States Island. REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

A.A. JOHN F. B. SMYTH. Auctioneer.
will sell at the Real Estate Exchange, 50 Liberty st.,
at 12 o'clock notion.

59 East 73d st., between 1 ark and Madison avs.—Four
stery and basement box stoop Mick and stone private
Dwelling, on to 1762 112.2 feet.
237 East 105th st.—Private House, on let 20x100.10 feet.
30 Mount Morris av., southwest cornor 123d st.—Three
story and basement brown stone Residence; mirrors,
chaudellers, Act. it or 20x10.12 feet.
42 Catharine st., between Monros and Madison sts.—
Five story brick Double Tenguent, 25x112 feet.
182 East Broadway, hetween Judurson and Essex sts.—
Brick House on lot 2xx3 feet.
Maps at Auctionser's office, 69 Liberty st.

A.A.JAS. S. MQUILLEN, AUCTIONEER.

Maps at Auctioness's office, 69 Liberty st.

A.-A.—JAS. S. N'QUILLEN, AUCTIONEER.
EXECUTORS' SALE,
To close the estate of Henry Barteld, doceased.
D. FHENIX INGRAHAM & CO.

Will sell at auction,
THURSDAY, JANUARY 29, 1891,
at the Real Estate Exchange and Auction Room,
Nos. 59 to 65 Liberty st., New York city,
the following choice investment Proporties:—
NO. 220 WASHINGTON ST.,
NO. 180 WEST ST. 3D AV., S. E. CORNER 53D ST.;
NOS. 578, 575 3D AV., S. E. CORNER 53D ST.;
NOS. 578, 575 3D AV., S. E. CORNER 53D ST.;
For terms and further particulars apply to
Messra GRASNULK RONTRANDER, Attys. 202 B'way,
E. W. FEREDMAN. Eq., Attorney, 2 Wall st.,
or at the auctionser's office, 32 Cedar st., New York.

A.—A.—HICHARD V. HARNET & CO., AUCTION.

A.-A.-BICHARD V. HARNETT & CO., AUCTIONneore, will sell at anction THURSDAY, Jenuary 22,
at 12 o'clock neon, at the Real Estate Exchange and
Auction Rosen, 50 to 55 liberty st.
COURT OF COMMON PLEAS FOREGLOSURE SALE.
252 West, 34th at., between 7th and 8th avs.-Five story
single Apartment House; all improvements; hardwood
finish; perfect order.

TUESDAY, January 27, 24 West 91st st.-Four story private Dwelling.

24 West dist at.—Four story private dwelling.

COURT OF COMMON PLEAN PARTITION SALE.
45 West 57th at.—Four story brown stone.
WILSON M. FOWELL Plaintiff's atomer, 20 Wall at.
Maps at Auctioneers', 71 and 23 Liberty at.

A.—A.—RIGHARD V. HARNETT & CO., AUCTIONeers, will sell at auction
THURNDAY. JANUARY 20.
at 12 o'clock noon, at the Real Extate Exchange and
Auction Rooms, 50 to 95 Liberty st..
BY ORDER OF EXECUTOR AND HEIRS,

65 WALL ST., 65 WALL ST.,

5 STORY BRICK BUILDING AND LOT, 25.11%X103.9,
BICHARDS & SAUSE, Agents, 55 Liberty st.
Maps at Auctioneers', 71 and 78 Liberty st.
JAMES L. WELLS, AUCTIONEER,
WEDNESDAY, JANUARY 21, AT 12 O'CLOUK NOON,
AT REAL ESTATE EXCHARGE,
By order of ALEXANDER & GHEER, Attorneys,
TRUSTEE'S SALE,
10TH AY,
10TH AY,
10 Desirable Plot, extending from 10th ay, to Exterior st.
and consisting of 50 25 Lots and two story and attic
frame Residence.
Maps and full particulars with Masses, Alexander &
Green, 120 Broadway, and with the auctioneer, 59 Liborty st. and 3d av. and 149th st.

REAL ESTATE TO EXCHANGE.

REAL ESTATE TO EXCHANGE. A PURNISHED COTTAGE ON LONG ISLAND, one hour from city, free and clear, to exchange for Bouse in city; three stories preferred.

J. EDGAR LEAYCRAFT, 1,544 Broadway.

A HANDSOME PRIVATE DWELLING ON WEST side street, near "L" road, for nearby Country Place.

VARONA, 11 Plne st., room 35. ANY WISHING TO SELL 24TH PROPERTY SEND full particulars to BURNETT & CO., Builders, Tremont. CITY FOR COUNTRY AND COUNTRY FOR CITY—Several desirable Properties to exchange.
CONDIT, 1,170 Breadway.

ELEGANT PLAT PROPERTY FOR NEW ROCHELLE or Mount Vernon Residence. BLINN, 1,510 Columbus av. or Mount Vornon Residence. BLINN, 1,510 Columbus av.

FIVE BROWN STONE FRONTS STORE PROPERTY,
fully renad, to exchange for outside Fronerty, with a
specularive feature. A. BLONGVIST, 132 Nassan at.

FREE AND CLEAR-FRAM, 23 MILES OUT, 810,000,
for Flat.

HAVE CHOIGE PLOT. EIGHT LOTS, ON AN
avenue, to exchanges cano equity \$50,000; what can you
offer?

J. J. SCHWARTZ, 50 Liberty at.

WANTED—WELL RENTED FLAT OR TENEMENT
for a beautiful enencombered shore fronting Homestead
near by; can add cash.

JOHN H. FLATT, 75 Clifton place, Jersey City.

WANTED—A PRIVATE HOUSE IN NEW YORK OR
Fronklyn in exchange for goed income paying Property.
Apply 183 Broadway, room 1.

WE HAVE A LARGE NUMBER OF CITY PROPERties to exchange for Icott and Country Property and Cash.

ADRIAN G. HEGEMAN & CO., 1,521 Broadway.

WANTED—BROOKLYN LOTS IN EXCHANGE FOR

ADRIAN G, HEGEMAN & CC., 1.521 Broadway.

WANTED—BROCKLYN LOTS IN EXCHANGE FOR Brooklyn Tenements and cash.

J. O. HOYT, 71 Broadway.

WANTED—A FACTORY IN EXCHANGE GOOD PAYing City Property. Apply 183 Broadway, room 1.

\$5,000 EQUITY IN LEARBHOLD BELOW 567H ST. for suburban property. BUINN, 1,510 Columbus av.

\$8,000 EQUITY IN TWO SMALL DWELLINGS, AND cash to exchange for modern Flat.

GIBSON, 58 Liberty. REAL ESTATE WAN ED.

ALL KINDS CITY PROPERTIES TO RENT AND sell; superior facilities to rent, manage and sell Real Estate.
CYBILLE CARREAU, Agent, Grand st. and Bowery. A CHEAP LOT, RELOW FORTIETH WEST SIDE, for manufacturing purposes; also small House.

CHAS. S. PEUK, 4 West 28th st.

A.-WANTED-CORNER PROPERTY. WEST SIDE; \$30,000 to \$75,000. BANKER, Horald office. WANTED TO PURCHASE FOR CASH—A DWELL-ing House not less than 20 feet wide; location between 4th and 2d avs., 10th and 22d ats.; possession at any time to May I. Owners or agents having such sudress, with particulars, BONA FIDE PURCHASER, Post office box

WHAT PROPERTY DO YOU WANT TO BUY?
What Property do you want to sail?
What Property do you want to eachange?
Sand full particulars to
BILLINGS & De.RRICK, 210 Church M., New York.
WANTED—TO PURCHASE A SMALL HOUSE,
with about two acros of ground attached, on the Hudson, not more than 40 miles from New York, having a
river view. Address C., box 34, Garrisons, N. Y. WANTED-TO BUY FOR CASH, IMPROVED CITY real estate; large pieces preferred.

SIRE BROS., 183 Broadway. WANTED TO BUY OR RENT-PARM FRONTING ON river, bay or ocean, with residence with all conveniences. Address RENT, 343 Herald office.

WANTED TO BUY PROPERTY TO SELL, OR RENT, W. B. TAYLOR & SONS, 5105th av.

WANTED-FOR CASH BUYERS, HOUSES AND fenements; no brokers. VARONA, 11 Pine st., rogm 35. TO LET FOR BUSINESS PURPOSES. A FINE LARGE FACTORY ON THE EAST SIDE, NEAR 14TH ST., NOW IN COURSE OF CONSTRUC-

TION; 75X92; SIX STORIES AND BASEMENT; READY FOR OCCUPANCY ABOUT FEBRUARY 1, 1801; WITH

FOR OCCUPANCY ABOUT FEBRUARY I, 1891; WITH OR WITHOUT STEAM POWER.

BOHNENKAMP & SCHNEIDER, 35 WEST 14TH ST.

A.-LOFTS, 18,000 SQUARE FRET EACH; NEW building, nurtheast corner 18th and Hudson sis; also front on 14th st., windows all sides, 301 rauning foot, large skylights; passenger and freight elevators; steam power; exery convenience; on freight elevators; steam power; exery convenience; on freight elevators; steam power; exery convenience; on freight elevators; steam large business here. Apply to JOHN PETTI, 183 Nassau.

A.-A.-UFFICES, BANK BUILDING, BEIKMAN, corner Pearl st.; very light; all best, quiet decorations; singly or on suite; from \$203; every known convenience; four minutes' walk from Post office. Apply on premises.

A.-LIGHT LOFTS IN NEW BUILDING, NORTHEAST corner 12th and Greenwich siz. 41x76; windows all sides; power, elevator, &c. JOHN PETTIZ, 93 Nassau. OFRET STATE OF THE ATTRACTIVE LOFTS-127, 120 WEST 32D ST.; steam power and heat; all light and very low conts. Examine before locating.

A FIVE STORY FACTORY, 50X100 (BELOW 70TH at.), to lease; Stred up complete, with all wood working machinery; lighted on all sides; the whole plant in perfect order; will be reuted cheap. Address.

AN APARTMENT HOUSE TO LEASE FOR A TERM of years, partly rented; halls and recapiton from furnished; choice location, near Central Park East. fair percentage on value of property. Address REED, Herald office. A .- FOUR ELEGANT LOFTS AT 238 CANAL ST., reat Broadway, will be lot at from \$40 to \$50 a loft.

A.-LIGHT LOFT, 25x75, rent 8000, to let, with steam heat, power, elevator, &c. Apply No. 80 Cliff at.

Apply No. 89 Ulff st.

A. SOUTHWEST CORNER GREENE ST. AND Washington piace, plot 90.6x98 feet; ewapers will build a list class Huilding and lease for a term of years. For particulars apply to CHAS. S. BROWN, 59 Liberty st.

A BARGAIN IF LET IMMEDIATELY --(NLY STORE and basement left; spacions, elegant building, 69x100; 72 Wuoster at; sugam elevator, heat, unlimited power; light all sides; must see to appreciate. Apply in storz.

A.-5TH AV. MURRAY HILL.-A LARGE AND very desirable corner Property for, business purposes to lease 10 or 20 years. Apply to WM. P. SEYMOUR, 171 Broadway.

Broadway.

A LARGE SINGLE STORE IN GOOD SUSINESS location, excellent stand for fish and oyster or delicatessen business; rent low till May. 436 7th av. 34th st. DUFF & CONGER, 1,474 3d av. A.-51 EAST 10TH ST. NEAR BROADWAY-specious and desirable account Floor, 26x70, suitable for any light business; moderate ren.
FOLSOM BROVINERS, 834 Broadway. A DESIRABLE STORE OR ENTIRE BUILDING TO lease; 00 feet from Broadway, near Coleman House; possession.

CHAS. S. PECK, 4 West 25th st. A FEW SMALL OFFICES TO LET AT VERY LOW prices corner of Church and Cortland; sts. Apply to HORACK S. KLY, 54 Cecur st. A LARGE STORE ON NASSAU ST., IN TEMPLE Court, to let. RULAND & WHITING, 5 Beekman st. Court, to let. RULAND & WHITING, & Beszman st.

BASEMENT TO LET-BOND ST., NEAR BROADwas, with large show windows: possession February 1;
reat low; also First Loft to let. rest \$770.

E. A. CRUIKSHANK & CO., 176 Breadway.

CHOICE OF LARGE, SMALL AND SUITES OF OFfices, Studios and Floors for business.

CHAS. S. PECK, 4 West 28th st.

COLUMBIA BUILDING, 29 EROADWAY, CORNER Morris st.-First class Steproof office building; severy convenience and improvement: fine light Offices to les, which southern exposure and view of bay, at low rentals, which include steam hoat, electric light and janiter's attendance. E.A. GRUIKSHANK & CO., 176 Broadway.

CENTRE ST., SI.-FINE STORE TO RENT: IMME-diate possession. Apply to SIDNEY WHITMORE, 32 Liberty at

CORNER BUILDING LOFTS TO LEASE, 33X25, with stoam power, best and elevator; terms ressonable. Owner always on premises. 608 and 611 West 36th st.

DESIRABLE LOFTS, NO. 69 MERCER ST., TO LET at moderate prices; possession February I. Apply to HORACE S. ELI, No. 64 Cedar st.

FINE LIGHT OFFICES AT 11 PARK ROW, OVER make store, opposite Astor House and Post office; rents \$20.10 520 per month. Apply in music store. TO LET FOR BUSINESS PURPOSES.

corner of 5th av. and 16th st. Offices, Studios and one Floor to rent; freight and passenger elevators; absolutely firsproof; rent includes both heat and light.

JUDGE BUILDING.

JUDGE PUBLISHING COMPANY LOOK AF THESE FINE, PIREPROOF, WELL lighted Lotts, 2d sv., shows 47th st.; elevator, steam theat and power if desired; 2000 to 10,000 square foot; low rent. HEMPSTEAD, 243 East 47th st. DARGE, WELL LIGHTED LOFT TO LET; RENT noderate. Inquire on premises, 7 Great Jones at LIGHT LOFTS: 12,000 SQUARE FERT AND UNDER; Pearl at., below Fulton, HENRY R. KING, 80 Cedar at.

Pearl at, below Fulton, HENRY R. KING, 80 Cedar at.

MEN'S FURNISHING STORE TO LET.—FIXTURES and Lease for saic, dissolution copartnership. Bewery, cornor Bleecker at.

NO. 18 WABKER ST.
First Story and Bassmont at very low price to let; possession February 1. Apply to seesion February 1. Apply to seesion February 1. Apply to Fince at, near Benadway.

PLATE GLANS FRONT STORE, 350 DTH AY.—SUIT tailor, restaurant, shoes or any business; reat \$35.

RESTAURANT—ESTABLISHED 20 YEARS: PROprietor February for a term of years; corner location in business quarter near Broadway; great chance for the triangle of the property o

STEAM POWER-WITH LOFTS 6,000 SQUARE FIET or amaller; new building, Hudson, corner Gansevoort \$1. Apply on the premises, or HALL STEAM POWER CO., 211 Centre st. SPLENDID WELL LIGHTED WARKROOMS AND flices, beautifully decorated, Fifth arrange corner build-ng, below 23d st., to lease term of years. Apply 140 they

STORE AND BASEMENT, 4TH ST., NEAR BROAD-way (new); all improvements; low rent. C. E. HARRELL, 718 Broadway. C. E. HARRELL, 718 Breadway.

STORES—RENT \$25 PER MONTH; COMPORTABLE, suitable for fancy or toy strictes; in a well nopflated and frequented avenue.

A. RITTER, L896 10th av.

TO LEASE FOR BUSINESS PURPOSES—
NUS. 135, 137 AND 136 WEST 42D ST.,
NLAR BROWAY.

APPLY TO H. R. DREW & CO.,
1 WEST 27TH ST., CORNER 5TH AV.

TO LET IN PLOORS—THE FINEST FACTORY UILDING IN THE CITY, 42 TO 50 WEST 6TTH ST.; ARGE LIGHT FLOORS, INGHO SQUARE PEET OF PACE ON EACH PLOOR; ANPLE STEAM POWERS, RINNELL SPRINKLER; INSURANCE ONE PER BINNELL SPRINKLER; INSURANCE ONE PER

CENT.

THE CORNER FORMED BY THE JUNCTION OF Broadway, 7th av. and 47th st. to lease on very favorable terms. Apply Owner, 241 West 54th st.

TO LET FOR BUSINESS PURPOSES—FOUR STORY brick Bul ding on Broadway, near 47th st.

ASHFORTH & CO., 1,510 Broadway. TO LET-A FOUR STORY FACTORY WELL lighted, stoam power and steam bested, at 222 East 28th. 2D LOFT TO LET. 55 DEY ST.: POSSESSION IM-mediately. RULAND & WHITING, 5 Backman st.

Tollinton PLACE,
Near Broadway.
Note and two upper Floors: possession: \$1,800.
J. EDGAR LEAVORAPT, 1,544 Bruadway. 32 WEST 24TH ST. NEAR STH AV. Five story brown stone 20 foot House for business or dwelling. dwelling.

J. EDGAR LEAYCRAFT, 1.544 Broadway.

436 6TH AV., NEAR 27TH ST.
Second Floor, business or dwelling, \$40 per month.
J. EDGAR LEAYCRAFT, 1.544 Broadway.

834 BROADWAY, NEAR 1STH ST.—OFFICES TO
let; elevator; steam heat; \$120 to \$480 per annum.

1,258 2D AV.—CORNER STORE AND SECOND FLOOR; also Bakery, with Rooms. Apply 1,214 1st av. DWELLING HOUSES TO LET.

Furnished.

A FURNISHED HOUSE, IRVING PLACE, FOR sale; filled with boarders; liberal terms, DAILEY, 74 West 35th st. DALLEY, 74 West 35th st.
"MUST BE SOLD"—THE ENTIRE FURNITURE OF
large house, Madisoners, house filled with choice
boarders, CHAS, S. FECK, 4 West 25th st., for par-ticulars. L-HANDSOMELY FURNISHED HOUSE, 34TH ST., near 6th av.; assured income; unsurpassed location, DAILEY, 74 West 35th st.

Unfurnished.

A THREE STORY AND BASEMENT HIGH STOOP brick House, 498 West 39d st., just put in therough order; possession; rent 805 month; keys next door.

JAS. R. WATERLOW, 81 West 50th st., corner 6th at. A.-TO LET-FOUR STORY DWELLINGS, 76TH, 77th sts. and West End av.; always open, DORK LYON, 321 West 186th st. AT GREAT SACRIFICE—FURNTURE OF HOUSE, \$1,200; reat \$1,100; perfect order. CHAS. PECK, 4 West 28th st. CHARLES ST., 123.-SMALL THREE STORY BRICK Dweiling, nine rooms, bath, \$50 month. Inquire 92 Bank st.

Bank st,

DWELLING AND BUSINESS HOUSES; JENTRALLY
located; \$1,500 upward; possession.

LUDLOW, DAY & CO., 54 West 3int st.

FOLEGANT NEW HOUSES TO LEASE, VICINITY OP
Madison av. and 79th st.; docorated; from \$2,000 to
\$4,200; choice location.

JOHN KAYANAGH, 1,031 Madison av.

JOHN KAVANAGE, 1380 MERICON A.

TO LET-RARE CHANGE-337 50 MONTHLY, FINE
new three story and basement high stoop brick House,
12 rooms; all improvements; sewed connection; inquire
on the place of JOHN W. DECKER, 161st st., one block
east of ad av. and the elevated road station; fine, high,
healthy location; best neighborhood. Beautoy location; cost acrguoronoou.

32D ST, EAST, NO, 16,—FOUR STORY BASEMENT and cellar, high stoop, stone front; 20 feet wide; stable for business; immediate possession; 58,000.

MACLAY & DAVIES, Equitable Building, 120 Broadway. \$480 YEAR. THREE STORY BRICK HOUSE, 578 Mott av.; 12 rooms; all improvements. W. HOWE, 582 Mett av. \$600. HENDERSON PLACE, \$800.

W. HOWE, 582 Mett av.

\$600. HENDERSON PLACE, \$800. Kast 86th st.
opposite East River Park.
Three story Queen Anne Houses of 10 rooms, perfect order; Madison avenue cars run to within one block of the houses. Watchman on premises.
J. EDGAR LEAYCRAFT, 1,544 Broadway.

FURNISHED ROOMS AND APARTMENTS
TO LET.

1.-127TH, 135 WEST.-A HANDSOMELY, NEWLY
furnished hall Room; all conveniences; elegant flat; very
large circset; private family; references exchanged;
\$2.50 weekly.

1.-NO, 57 EAST '4TH ST.-A NEWLY FURNISHED
equare front Room, with breakfast if desired; private
family; terms very reasonable. 4TH AV., 250 AND 261,-FURNISHED ROOMS FOR 47H AV., CORNER 13TH ST. (AMERICUS HOUSE).— urnished Rooms to let. Vicinity of Union square. 4TH AV., 280, BETWEEN 21ST AND 22D STS.-TWO connecting Rooms, well heated with furnace; 55 weekly, 5TH AV. 238.-TWO COMPORTABLY PURNISHED Rooms, 43, 24; gentlemen only; heated if desired. 5TH AV., 347 (SECOND BELL), -NICE, COSEY front Room, with fire, \$15 month, \$4 week. 127H ST., 51 WEST. -VARY DESIRABLE SUNNY Rooms, third floor; good closet room, running water; reference.

12TH ST., 153 WEST.-ELEGANTLY FURNISHED Rooms; gentlemen only; reference. 12TH ST., 130 EAST.—ELEGANTLY FURNISHED Parlor and other Rooms in private family; privileges. 137H. 210 EAST.—COMFORTABLE, NEWLY FUR-ils-bed Parior for two gentlemen or couple; heated; all uprovements; 26. 13TH ST. -219 EAST. -TWO ELEGANTLY PURNISH-ed Parlors, all improvements, bath, &c. 15vii St., 252 WEST -- FRONT ROOMS, NICELY FUR-ished; gas, bath, grate fires; \$4 to \$5; quiet house. 16TH ST., 35 WEST.-NICELY FURNISHED PLEAS-nt Suite of Rooms; also nice Rooms singly for gentlenes.

17TH ST, 142 EAST.—ELEGANTIN FURNISHED Rooms, suit or singly; all accommodations. 18TH ST., 214 EAST -ELEGANTLY FURNISHED uite of Rooms, first floor, front; broakfast if desired.

19TH ST., 69 WEST, CORNER 6TH AV.-HAND some furnished Boom for one or two gentlemes, with 20TH, 448 WEST, OPPOSITE COLLEGE GROUNDS .- eatly furnished Room; folding bed; open fireplace; refined family.

21ST ST., 201 WEST.—LADY HAVING COSEY FLAT will yent nicely furnished front Room; gas, fire, bath; also heated half Room; terms reasonable. SKILLMAN, 21ST ST., 45 WEST.—NICELY FURNISHED ROOMS, large and small; terms moderate to good partices.

22D ST., 12S EAST.—HANDSOMELY FURNISHED Parlor Floor; three rooms; bright extension; ample closets; hot and cold water; all heated; meals optional; reference.

reference.

22D ST., 120 WEST.—HANDSOMELY FURNISHED second Shor, front; folding bod; attendance first class.

22D ST., 32 EAST.—LARGE, DESIRABLE ROOMS, en suite or single; references exchanged. 221 St., 141 WEST.—SUNNY FURNISHED FRONT Room on second floor. 23D, 210 WEST.—LARGE ROOM, SOUTHERN EX-posited also small floom, same floor; family private; eferènces.

references.

23D ST., 211 WEST,-VERY DESIRABLE SINGLE and medium Rooms, well furnished: every convenience. 24TH ST., 241 WEST -LARGE ROOM, HEATED-gentleman and wife or two gentlemen; size small Rooms North St. CORNER BROADWAY (THE MANOR) - arior and Bedroom; others, large and small, beautifully straighted; breakfast served.

cation; they infrared than they are a country to a countr 

FURNISHED ROOMS AND APARTMENTS TO LET. 287H ST., 42. NEAR BROADWAY, -HACHELUE spartments, en solte, singly; hotel attendance; conven-int principal hotels, restaurants, "L" station. 301H, 10 WEST. - HANDSOMELY FURNISHED coms, on soite and singly, to fet to gentlemen only eferences required. 30TH SE. 20 WEST, -- NICELY FURNISHED SECOND oor sunny Room; grate fire; other Booms; terms reareformices.

34TH ST., 144 WEST, NEAR BROADWAY -NEWLY lectrated, handsomely furnished Parlor Floor; other keome 33 upward.

38TH ST., 35 WEST.-A HANDSOMELY FURNISHED front Room; running water, heat, gas, all accommodations. ions.

30TH ST., 256 WEST, -FURNISHED ROOMS WITH bout Board; ladies, 83 50 to \$4; gents, \$5; heated parlor 42D ST., 242 WEST.-ELEGANT ROOMS; ALL CON entences, well bested, well lighted, baths, sitendanco.

veniences, well beated, well lighted baths, attendance,
45TH ST. 17 WEST. - NICH SQUARE FRONT MOOM:
two closets one with het and cold running water; French
family; reference; terms moderate.
45TH ST., 177 WEST. - FRONT PARLOR: ALSO
front Room, second floor; both new and elegantly furnished; all conveniences; corner bouse, first class.
45TH ST., 148 WEST. - FLEASANT ROOM ON SECond floor; also on fourth floor; nicely furnished; references. 45TH ST., 154 EAST.—PRIVATE FAMILY WILL rent alcove Room for two; references. Owner. 45TH ST., 67 WEST .- TO LET, FURNISHED, BACK Parlor and Rooms on third floor. 45TH ST., 338 WEST.-LARGE FURNISHED ROOM, with heat; private family.

40TH ST., 163 EAST, -NEATLY FURNISHED tooms, large and small. Sist St., 303 WEST -A FEW NICELY FURNISHED Rooms for gentlemen. 52D ST., 63 WEST -LARGE, HANDSOMBLY FUR-ished Boom, 57; Beek Parlor, \$10 weekly; gentlemen

misled Boom, 57; Back Parior, 810 weekly; gentlemen only.

52D ST. 484 WEST.—BEDROOM AND PRONT ROOM, two gentlemen; music preferred. Mrs. Wilcox.

618T ST. 245 EAST.—IWO LARGE FRONT ROOMS, well furnished, in refined German family of adults; references exchanged; broakfast optional; gentlemen only.

70TH ST. 303 EAST.—HANDROMELY FURNISHED front Parior and Bedrooms, parier floor; grate Gre, bath, gas; for gentlemen, inquire junitor.

80TH ST. 116 EAST.—LARGE ROOMS; HAND-somely furnished; beautifully decorated; modern private house; beat; bot water; bath; ail conveniences; gentlemen or two with references.

54 AND SS—NIOELY FURNISHED LARGE FRONT Rooms; all improvements, housekeeping; also hall ROOMS; 27 West 28th.

BROADWAY, 1.147, BETWEEN 28TH AND 27TH ste. (Lafayette).—Elegantly furnished Booms, single, \$2 and upward; transients accommodated.

BROADWAY, 1.322, BETWEEN 34TH AND 35TH ste.—Furnished hall Boom, for gentlemen, third floor.

FIFTH AVENUE CORNER.

LOVely furnished Rooms, with meals if desired; references.

COLE, 10 East 14th st.

LEXINGTON AV. 108.—LARGE AND SMALL ROOMS.

LEXINGTON AV., 108.—LARGE AND SMALL ROOMS, furnished, to let in strictly private family. LEXINGTON AV., 408, NEAR 42D,-HANDSOME Rooms; gas, batb, beat; ample closers.

MADISON AV., 83,-PLEASANT SUNNY SINGLE Room; references.

THE PERCIVAL.
Apartment Hotel, 230 West 42d st., near Broadway.—
A few clegantly furnished Apartments, parlor, bedroom
and bath; cuisine de promiere crôre; elevator and steam
heat. ED. PANNACI, formerly with Delmenico and el
Pannaci's Hotel, Scaoright, N. J.

UNFURNISHED ROOMS AND APART-MENTS TO LET.

45TH ST., 17 WEST.—HANDSOME SQUARE ROOM, newly decorated; two closets, one with hot and cold running water, bath; French family; reference; terms moderate. 104TH ST., 57 EAST. - FIRST CLASS APARTMENTS, seven rooms: rants \$22 to \$25; free until March. BOARDERS WANTED.

BOARDERS WANTED.

1 - LARGE SQUARE ROOM, NICELY FURNISHED:
bath, running water; Board strictly first class; bandsome private dwelling, 2,035 7th av., 123d st.; quiet home
for two.

1 - SELECT FAMILY DESIRING BOARD CAN
have superior accommodations 58th st., near 5th av.,
owner's residence; office for physician.

DAILEY, 74 West 35th st. DALLEY, 74 West 35th et.

1.—MADISON AV., 120, NEAR MADISON SQUARE,—
Beautfully furnished Rooms; superior Buard; tuble
boarders accommodated. 1.—HANDSOME, SUNNY ROOMS, CONNECTING OR 11.—HANDSOME, SUNNY ROOMS, CONNECTING OR 12. State of the Connection of the Conn

1 BLOCK FROM BROADWAY, 24 UNIVERSITY place, corner 9th st.-Front Room, with Board; dining room on parlor floor; table Board; transients. L-ALCOVE AND BACK PARLOR, HANDSOMELY furnished; excellent Board; families or gentlemen. 63 West 12th st. Mest 12th st.

L.-MADISON AV., 144.-SUPERIOR BOARD; SEC-and floor, entire or separated; first class; reasonable

terms.

1.-ELEGANT FRONT ROOMS, WITH FIRST CLASS
Beard and accommodations; Jewish family, 39 East
60th st.

1.-NO. 20 EAST 75TH ST.-HANDSOMELY FURnished Rooms; first class table and attendance; Jewish
facility. family.

1.—PLEASANT, DESIBABLE ROOMS: EXCELLENT Board; very moderate terms; American family. 403 Lexington av., 47th st.

1.—HANDSOME LARGE AND SINGLE ROOMS; first class table and attendance; Jewish family, 101 East 65th st. East 65th st.

1 BLOUK FROM BROADWAY, 18 AND 29 WASH ington place: desirable Rooms; table Board reasonably

57th AV; NO. 73. CORNER 157H ST. (THE STIR-ling).—A choice small Suite, all conveniences; elevator, santary heating and plumbing, electric lights; cuisine succeeding. 5Th AV., 72 (HOTEL AVRILL).—STRIUTLY FIRST 57H AV., 853, CURNER 34TH ST.-FRONT ROUMS second, third floor, with Board; private table if deelred. 97H ST., 18 WEST.-SQUARE AND HALL ROOMS, with first class Board; references exchanged.

with first class Board; references exchanged.

11TH ST., 214 EAST.—LARGE FRONT ROOM, GOOD Beard; one flight; well heated; two gents, 55 sach.

11TH ST., 28 EAST.—LARGE SINGLE ROOM FOR one or two gentlemon; excellentable; wern house.

14TH ST., 253 WEST.—HALL ROOM, FIRST CLASS Beard; references exchanged; table Board.

14TH ST., 214, 216 WEST.—SUITE OF ROOMS, ALSO hall Boom, with running water; terms reasonable. ISTH ST., 32 WEST-DESIRA BLE ROOMS, FAMI floor.

10TH ST., 29 WEST—HANDSOMELY FURNISHED second story front and back Rooms; excellent table and service; reference.

10TH, 31 WEST.—COMPORTABLY FURNISHED Suite, with private bath; good attendance; home table; private house; references.

17TH ST. 237 EAST (STUYVESANT SQUARE),-Rooms, with excellent Board; a few table boarders accommodated; references. Board; references.

17TH ST., 125 EAST (CORNER IRVING PLACE).—
Elegantly furnished Rooms; fine Board.

21ST ST., 248 WEST.—NEATLY FURNISHED square Room, heated, suitable for couple or gentlemen; superior Board. 21ST ST., 9 WEST.—TWO LARGE COMMUNICATING ours on second floor; other Rooms; excellent table; forences.

21ST ST., 34 AND 30 EAST. -ROOMS, WITH BOARD 21ST ST., 303 WEST.-NICE FURNISHED ROOM, sunny, with or without Board; gas and bath. 22D. WEST, 313 (CHELSEA HOUSE).-ROOMS rith Board, singly or on suits; culsine unexcelled; po-nament or transient. 22D ST. 9 EAST.—NICELY FURNISHED ROOMS:

22D, 317 WEST.—ROUMS AND BOARD: SINGLE, \$6; two, \$10 and \$12; fiberal table; all improvements. \$2D, 29 EAST.—LARGE, SUNNY HALL ROOM; SU-perior table; references. 22D ST. 280 WEST.—LARGE PLEASANT ROUNS, with excellent Beard; hall Room; moderate terms.

22D ST. 45 WEST.—HANDSOMELY FURNISHED Rooms, with Board; references. 22D ST. 271 WEST.-NICE HALL ROOM; ALSO trgs Room; good Board. 23D ST., 260 WEST.-VERY DESIRABLE ROOM, ith excellent Board and attendance; references ex-

cusnged.

23B ST, 358 WEST,—ROOMS, WITH OR WITHOUT
Beard, in a first class house, references required.

24TH, 255 WRST.—ENGLISH FAMILY CAN ACCOMmodate size or two gentlemen with nice Room and nces. 26TH ST., 39 WEST (MILLER'S HOTEL).—A SINGLE loom, with first class Board. Zeith St., 33 WEST, NEAR MADISON SQUARE, - ingle Room, with Board; references.

Board.

30TH ST., 44 KAST.—TWO ELEGANTLY PURNISHED square Rooms; excellent Board; house and appointments first class; references.

31ST ST., 26 WISST.—VERY LARGE, HANDSOMELY and newly furnished Rooms; cutra large closets, piermifrors, running water, bath, gas, heat, every convenience; also large, sunny hall Rooms, \$3, \$4; excellent Resert.

Board.

2:D ST., 30 WEST.—LARGE, SUNNY HOON, THIRD Recer; single Rooms for gentlemen; Board excellent.

3:TH ST., 254 WEST.—ROOMS, ALL SIZES, FINELY (arcished, steam heat; excellent Beard; very low rates. 38TH ST., 229 WEST, FURNISHED ROOMS WITH oard; single and double; all conveniences; terms mod-rate; also table Soard. 42D ST., 243 WEST, NEAR BROADWAY AND "L,"— arge southern Room; every convenience; others; Board pitonal. pitonal.

43D ST., 15 WEST.-NEWLY FURNISHED ROUNS car 5th av. and Country Club house; with or without Board.

48D ST. 20 EAST.-HAND-OME SUNNY SUITES and Single Rooms; superior table; reasonable; house and location desirable.

42D, 16 EAST.-LARDE, SUNNY ROOM, SECOND ROOM, ON SECOND ROOM, SECOND ROOM, SECOND ROOM ST. 23 EAST.-HALL ROOM ON SECOND Roor to let, with Board; references.

BOARDERS WANTED. 4 77H ST. S22 WEST.—HANDSOME ROOMS; GOO card; one and one-half blocks from Broadway; reaso

ATTH ST. 348 HAST.—BLEGANTLY HEATED FUR-dished Room, with first class Heard, in a private dewish amily; price moderate; one block from elevated station. Softh ST., 226 WEST, NEAR 'L' STATION.—ONE OR wollarge Rooms, with or without Board. two large Rooms, with or without Board.

59TH ST., 202 WEST. FACING PARK.—HANDSOME Rooms, second floor; parlor dising room; superior table.

60TH ST., 102 EAST.—NICELY FURNISHED ROOMS; excellent Board; American family: references.

51ST ST., 75 EAST. BETWERN MADISON AND Park avs.—Large, sunny Rooms, with Board.

72D ST., 17: EAST.—BOOMS AND BOARD IN Jewish femily for a couple or gentlemen.

72D ST., 107 WEST.—HANDSOME SECOND FLOOR and Sultro on third: superior table; references. 120TH ST., 172, NEAR 7TH AV.—HANDSOME ROOMS newly furnished; choice table; parlor dining room; mod-trate.

129TH, 23 WEST, -HANDSOME PARLORS, IN FIRSt class neighborhood, with Heard, furnished or unfar nished. nished.

1207H ST., 162 WEST, -HANDSOMELY FURNISHED
Room with Board; parlor dining room. 1857H ST., 242 WEST.—NICELY FURNISHED HALL from to let, with first class Board. FIRST CLASS LOCATION-COMFORTABLY FUR-lished, heated Room; best of Board; terms SS, Address L. S., 235 Horald Uptown office, HOTEL GLADSTONE, BROADWAY, FACING CEN ral Park; one block to "L" station; select family house very room faces the Park or a street; moderate prices. INVITING ROOMS AND GOOD BOARD CAN BE inviting ROOMS AND GOOD BOARD CAN BE ingaged at first class rasidance. ISS West 57th st.

LEXINGTON AV., 738.—ELEGANT, NEWLY FURnished Booms, with first class Board; Jawish family.

MADISON AV., 132, SOUTHWEST CORNER.—HAND-omely furnished Rooms, with excellent table.

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